The Honorable Marc L. Barreca
Chapter 7

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

In Re: ADAM R. GROSSMAN Debtor.	)))))))	Chapter 7 No. 10-19817 REPORT OF SALE

Ronald G. Brown, Trustee, hereby reports the sale of the estate's interest in real property at 20710 Glennview Drive, Cottonwood, California, as indicated by the attached closing statement.

The estate received the net sum of $199,928.51 as follows:

Gross Sale Proceeds	$223,000.00
Real Estate Agent Commission	($ 13,380.00)
Real Estate Taxes–Tehama County	($ 8,461.74)
Transfer Tax–Tehama County	($ 245.30)
Escrow/Closing Charges	($ 984.45)
Net Sale proceeds:	$199,928.51

DATED this 25th day of January, 2013.

/s/ *Ronald G. Brown*
Ronald G. Brown
Chapter 7 Trustee

RONALD G. BROWN
ATTORNEY AT LAW
2525 WELLS FARGO CENTER
999 THIRD AVENUE
SEATTLE, WASHINGTON 98104
(206) 342-7850 TELEPHONE
(206)342-7851 FACSIMILE

A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

First American Title Company **Final Statement**	B. Type of Loan 1-5. Loan Type: 6. File Number: [redacted] 7. Loan Number: 8. Mortgage Insurance Case Number:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside this closing. They are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: John D. Rowland, Jody Rowland
[redacted]

E. Name & Address of Seller: Adam Grossman Bankruptcy Estate
[redacted]

F. Name & Address of Lender: Megastar Financial Corporation
1080 Cherokee Street
Denver, CO 80204

G. Property Location: 20710 Glenview Drive, Cottonwood, CA 96022

H. Settlement Agent: First American Title Company (530)243-4525
Address: 1600 West Street, Redding, CA 96001
Place of Settlement Address: 1600 West Street, Redding, CA 96001

I. Settlement Date: 01/18/2013
Print Date: 01/22/2013, 2:28 PM
Disbursement Date: 01/18/2013
Signing Date:

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract Sales Price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	
104	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes	
108. Assessments	
109.	
110	
111	
112	
113.	
114.	
115	
120. Gross Amount Due from Borrower	
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject	
204.	
205.	
206.	
207.	
208	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes	
212. Assessments	
213	
214.	
215.	
216.	
217.	
218	
219.	
220. Total Paid by/for Borrower	
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	
303.	

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	223,000.00
402. Personal property	
403. Total Deposits	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
413.	
414.	
415.	
420. Gross Amount Due to Seller	223,000.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	13,808.00
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. **Seller Paid County Transfer Taxes	245.30
507. **Seller Paid NHD	99.95
508. **Seller Paid Owners Title Policy	456.50
509. *Supplemental Summary	8,398.27
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes 01/01/13 to 01/18/13 @$1362.75/yr	63.47
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	23,071.49
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	223,000.00
602. Less reductions in amounts due seller (line 520)	23,071.49
603. Cash (X To) (From) Seller	199,928.51

Previous editions are obsolete.
* See Supplemental Page for details. ** Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

File No. 4505-4246044

L. Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees $13,380.00			
Division of commission (line 700) as follows:			
701. $6,690.00 to House of Realty			
702. $6,690.00 to Realty Executives			
703. Commission paid at settlement			13,380.00
704.			
705.			
706.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
809.			
810.			
811.			
900. Items Required by Lender to Be Paid in Advance			
901. Daily interest charges from	(from GFE #10)		
902.	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
904.			
905.			
906.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)		
1102. Settlement or closing fee			325.00
to First American Title Company			
1103. Owner's title insurance - First American Title Company	(from GFE #5)		
1104. Lender's title insurance - First American Title Company			
1105. Lender's title policy limit $ 211,850.00			
1106. Owner's title policy limit $ 223,000.00			
1107. Agent's portion of the total title insurance premium $ 930.30			
to First American Title Company			
1108. Underwriter's portion of total title insurance premium $ 398.70			
to First American Title Insurance Company			
1109.			
1110.			
1111.			
1112.			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)		
1202. Recording fees:			
1203. Transfer taxes	(from GFE #8)		
1204. City/county tax/stamps:			
1205. State tax/stamps:			
1206. Record Amd Jdt			38.00
1207. Record Order			65.00
1208.			
1209.			
1210.			
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302.			
1303.			
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			13,808.00

* See Supplemental Page for details. ** Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker)

First American Title Company

1600 West Street • Redding, CA 96001

Seller's Final Settlement Statement

Property: 20710 Glennview Drive, Cottonwood, CA 96022

File No: [redacted]
Officer: Sandy M. Pope/GL
New Loan No: 946170875
Settlement Date: 01/18/2013
Disbursement Date: 01/18/2013
Print Date: 01/22/2013, 9:30 AM

Buyer: John D. Rowland, Jody Rowland
Address: [redacted]
Seller: Adam Grossman Bankruptcy Estate
Address: [redacted]

Charge Description	Seller Charge	Seller Credit
Consideration:		
Total Consideration		223,000.00
Adjustments:		
**Seller Paid County Transfer Taxes	245.30	
**Seller Paid Owners Title Policy	456.50	
**Seller Paid NHD	99.95	
Prorations:		
County Tax 01/01/13 to 01/18/13 @$1362.75/yr	63.47	
Commission:		
Commission Paid at Settlement to Realty Executives	6,690.00	
Commission Paid at Settlement to House of Realty	6,690.00	
Title/Escrow Charges to:		
Escrow Fee to First American Title Company	325.00	
Record Order	65.00	
Record Amd Jdt	38.00	
Disbursements Paid:		
Tax Installment: Amount (tax sale) to Tehama County Tax Collector	6,899.25	
Tax Installment: Amount (1st inst) to Tehama County Tax Collector	1,362.75	
Tax Installment: Penalty Due to Tehama County Tax Collector	136.27	
Cash (X To) (From) Seller	199,928.51	
Totals	223,000.00	223,000.00

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